



CITY OF MORGAN HILL

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

APRIL 4, 2002

PRESENT: Kennett, Martin, Pyle

ABSENT: Fruit

LATE: None

STAFF: Planning Manager (MP) Rowe

REGULAR MEETING

Vice Chair Kennett called the meeting to order at 7:00 p.m.

DECLARATION OF POSTING OF AGENDA

MP Rowe certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Vice Chair Kennett opened the public hearing.

There being no one present who wished to speak, the public hearing was closed.

MINUTES:

March 7, 2002 BOARD MEMBERS PYLE/MARTIN MOTIONED TO APPROVE THE MINUTES OF THE MARCH 2, 2002 MEETING ON A VOTE OF 3-0 AS FOLLOWS: AYES: KENNETT, MARTIN, PYLE; NOES: NONE; ABSTAIN: NONE; ABSENT: FRUIT.

March 21, 2002 BOARD MEMBERS KENNETT/PYLE MOTIONED TO CONTINUE THE MINUTES OF THE MARCH 21, 2002 MEETING TO APRIL 18.

OLD BUSINESS:

1. **SITE REVIEW, SR-00-23: MONTEREY-VISION OF WRIGHT/OAK GLEN PLAZA:** A request for site, landscape and architectural plan approval for the construction of an approximate 2,380-sf building addition to the existing 7,200-sf Oak Glen Plaza. The subject site is approximately 36,600 sf. and is located at the southwest corner of Monterey Rd. and Wright Ave. (APN 764-13-075)

BOARD MEMBERS MARTIN/PYLE MOTIONED TO CONTINUE TO THE APRIL 18 MEETING.

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: KENNETT, MARTIN, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: FRUIT

2. **SITE REVIEW, SR-01-24: SUNNYSIDE-SOUTH VALLEY DEVELOPERS:** A request for approval of site, architectural and landscape plans for phase I (20 units) of a 54-unit single family development proposed on the north east quadrant of the intersection of Watsonville Rd. and Sunnyside Ave. (APN 767-29-006)

BOARD MEMBERS MARTIN/PYLE MOTIONED TO APPROVE RESOLUTION NO. 02-007 AS PRESENTED BY STAFF.

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: KENNETT, MARTIN, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: FRUIT

3. **SITE REVIEW, SR-01-25: CHURCH-LABRUCHERIE:** A request for approval of site, architectural and landscape plan approval for an industrial development consisting of three buildings of approximately 17,500 sf in size. The buildings are proposed on the westerly side of an existing 4.34 acre parcel located on the east side of Church St. at the Church St./Barrett Ave. intersection. A mitigated negative declaration is proposed for the project.

BOARD MEMBERS MARTIN/PYLE MOTIONED TO APPROVE RESOLUTION 02-005 AS PRESENTED BY STAFF.

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: KENNETT, MARTIN, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: FRUIT

NEW BUSINESS:

4. **SITE REVIEW, SR-02-02: CONDIT-LIVE WIRE:** A request for site, architectural and landscape plan review and comment for a proposed 40,786 sq. ft. building to be constructed on a 2.48 acre parcel located on the west side of Condit Rd., approximately 150 ft. north of the Inn at Morgan Hill.

THE BOARD MADE THE FOLLOWING SUGGESTIONS AND COMMENTS:

1. The design of the building does not fit the architectural requirements of the PUD guidelines. The building design needs to incorporate such things as arches, rafter tails, and extended eave overhangs.
2. The building needs to look less industrial and more like the Inn at Morgan Hill.
3. Details should be provided for the treatment on the parapet, patio trellis, siding finish, decorative brackets and columns.
4. All of the building windows should be recessed.
5. Position the landscaping to screen the rear loading area. Specifically, move the cedars to screen the west facing roll-up door and move the silk trees to the corners of the 30 ft. wide landscape area.
6. Modify site plan to show future building footprint and indicate the location of all above ground utilities.
7. Position an oak tree within the north east corner of the site to screen the loading area. A screen wall should not be necessary.
8. The evergreen pears should be either Bradford or Aristocrat.
9. A 3 ft. high screen of the parking lot area should be provided. The screening should be accomplished through a combination of mounding and planting.

OTHER BUSINESS:

5. DISCUSSION OF DESIGN REVIEW ORDINANCE AND ARCHITECTURAL REVIEW HANDBOOK:

ANNOUNCEMENTS: A reminder of the workshop date request from the Council (5/1 or 5/15).

ADJOURNMENT: There being no further business, Vice Chair Kennett adjourned the meeting at 8:28 p.m.

MINUTES PREPARED BY:

JIM ROWE